



CITY OF FALLS CHURCH

MEMORANDUM

Transmitted by Email and First Class Mail

October 4, 2017

Railroad, LLC
c/o Robert Young
800 W. Broad Street, Suite 333
Falls Church, VA 22046

RE: ***Railroad Cottages*** Site Plan and Consolidation Plat Applications
Railroad, LLC c/o Robert Young
1000 block of Railroad Avenue (RPC #s 52-102-030, 52-102-031, 52-102-032)
MUNIS # 2017-0220

Dear Mr. Young,

The City staff has reviewed the 1st submission for the Site Plan and Consolidation Plat Applications for the proposed Railroad Cottages cottage housing development dated September 12, 2017, and which includes the following documents:

- Site Plan Application;
- Subdivision (Consolidation) Plat Application; and
- Site Plan and Consolidation Plat.

This letter and its associated attachments transmit the staff comments for your review and response.

APPLICATION SUMMARY

The following is a summary of the proposed Railroad Cottages cottage housing development project site plan and consolidation plat application.

Proposed Development Project:

Applicant: Railroad, LLC

Site: RPC #s 52-102-030, 52-102-031, 52-102-032 (1006 Railroad Avenue)

Project: The Applicant is proposing a ten unit cottage housing development. There are no existing structures or uses on the site.

Future Land Use: Low-Density Residential (4.0)

Zoning: R-1A

Site Plat: Cottage Housing Development requested per Sections 48-90(e) and 48-241 of Zoning Ordinance.

Consolidation Plat: Consolidate the three existing lots into one lot per Chapter 38 of the City Code.

STAFF REVIEW COMMENTS

The following are the staff review comments on the 1st submission with references to the enclosed/attached memos from staff that provide the detailed comments and additional information. With your next submission, please provide a response letter in annotated format addressing all comments:

Planning

Planning/Development Review – Carly Aubrey, Senior Planner, 703-248-5106

Site Plan Requirements (Special Exception)

1. Sheet C-0101: include the modification granted by the City Council, listed in Resolution 2017-29, #2, on page 3 under the Special Exception section.
2. Indicate on the site plan and/or provide documentation related to the following voluntary concessions:
 - a. I.J. Historic Commemoration – provide specific language and location;
 - b. III.B. Railroad Avenue Improvements – indicate easement and grasspave installation along south side of Railroad Avenue per (6) in this voluntary concession;
 - c. III.F. Transportation Demand Management – finalize the TDM with staff, including the incorporation of objective standards for overflow parking determination;
 - d. IV.B.2. Plant Installation – update “Plant Schedule: Trees” on Sheet C-1204 to ensure the sizes conform with the minimum planting sizes listed in this voluntary concession;
 - e. IV.C. Fencing – update relevant sheets (e.g. C-0401) to indicate that the proposed fencing along the western property line meets this voluntary concession.
 - f. IV.E. EarthCraft Certification – provide documentation that the project would meet EarthCraft Gold certification;

- g. VI.A. Western Gateway Off-Site Improvement – coordinate with NVRPA regarding improvements to the W&OD Trail area at the maintenance shed and covered rest area and incorporate into the site plan;
- h. VI.B. NVRPA Cooperation – coordinate with NVRPA on any concerns related to grading, stormwater management, tree protection, and replacement landscaping, and incorporate as applicable into site plan.

Site Plan Requirements (Sec. 48-241)

- 3. Include open space diagram that was included in the Conceptual Development Plan.

Consolidation Plat (Ch. 38)

- 4. Please submit final plat sheet in next submittal.

Transportation Planning – Kerri Oddenino, Planner, 703-248-5477

- 1. See memorandum, dated October 2, 2017 for comments and further details (Enclosure 1)
- 2. *Bicycle Storage*: Bicycle parking spaces are provided behind the common house. Please confirm that each bicycle locker will provide adequate space for two standard size bicycles, and that a total of four bicycle storage spaces will be provided.
- 3. *Lighting*: The location of bollard lighting is identified on the plan sheets. Please confirm that the lighting provided will provide enough light for residents to safely navigate the walkway at night.
- 4. *On-site Transportation Coordinator*: The Association Vice President will serve as Transportation Coordinator. Add to responsibilities, a meeting with City Staff 2-4 times per year to review TDM information, including community and resident information packets.
- 5. *Cart for loading/unloading*: The updated Transportation Demand Management and Parking Management Plan references a cart capable of holding two passengers plus a carry-all space for owners to transport items (groceries, suitcases, etc.) from cars to cottages. The cart supports the proposed parking arrangement. Will the walkway support the weight of the cart while items are stored inside and/or people are using it?

Zoning

John Boyle, Zoning Administrator, 703-248-5126

- 1. See memorandum dated October 3, 2017 for comments and further details (Enclosure 2).
- 2. As detailed in previous staff evaluations of this application, the proposed development complies with the ordinance and I see no zoning issues that require correction.

Department of Public Works

- 1. See memorandum dated October 4, 2017 for comments and further details (Enclosure 3).

General (Jason Widstrom, 703-248-5026)

2. Please provide a letter of permission for all off-site land disturbance.
3. If temporary construction easements will be required on adjacent properties. Provide evidence these have been secured or explain the developer's strategy.
4. Will the light pole in the vegetated island at the end of the road be relocated?
5. What type of lighting are we seeking for the street?
6. Provide a photometric analysis plan showing all artificial outdoor light sources and accompanying structural supports, indicating all details required.
7. Note that all work in the public right-of-way shall be subject to a separate public works permit.
8. Identify a location for proposed parking during construction. Please note, no parking is allowed along Railroad Ave. Consider building a temporary parking lot on the site. Insert a sheet outlining phasing of construction if necessary.

Stormwater (Jason Widstrom, 703-248-5026)

9. SMRT approval will be required. SMRT meeting will be scheduled when all plan comments have been adequately addressed.
10. Land disturbance will exceed one acre. A Stormwater Construction General Permit is required. Please register the project online with DEQ at <https://apps.deq.virginia.gov/swcgp>. DEQ's portion of the fee must be paid online. Then submit a SWPPP to the Department of Public Works. Our fee for the administration and review is included as part of the site plan fee.
11. The City requests a 10' stormwater easement for future publicly maintained facilities that will extend from the west property line to 10' past Lot 7 of Fowler's Addition to West Falls Church.
12. Please provide two observation wells in the larger of the two bioretention facilities.
13. A BMP agreement will be required for this development.
14. Include a copy of the RPA determination letter on the next submittal.
15. Check all grades along the swale adjacent to Railroad Avenue. A minimum of 3:1 side slopes must be provided. If it cannot be achieved consider using a retaining wall.
16. Check the swale cross-section for adequate capacity and erosion.
17. The Grasspave will need a restraining border other than asphalt. We recommend a CG-3 mountable curb.
18. The sump created along Railroad Avenue must be at least 4' from the edge of the Grasspave. Alternatively, specify using a structure and with an H-20 rated grate inlet.
19. Ensure the PI Bond includes the stormwater and Grasspave improvements.
20. Please schedule a meeting with the City's stormwater engineer to discuss the design of the infiltration area under the drive isle. The concern is how you are achieving the required storage amounts given the slope.
21. Note the thickness of the #8 stone in bioretention #2.

Sanitary Sewer (Jason Widstrom, 703-248-5026)

22. Public Works inspector must be present when new public storm sewer is installed. Note accordingly on plan.
23. A minimum of 60" gate in the fencing must be provided where it conflicts with the sanitary sewer manhole.
24. Ensure the PI Bond includes the sanitary sewer improvements.

Urban Forestry (Kate Reich, 703-248-5183)

25. The tree inventory and the canopy cover calculations of existing and replacement trees on site are acceptable.
26. There is an inventory on sheet C-1201 of the trees along Railroad Avenue on NOVA Parks property that may be affected by the widening of Railroad Avenue. Applicants must provide a plan showing which of those trees need to be removed, how the remainder will be protected, and how removed trees will be replaced. The City will require at least one street tree for every 30' of road frontage. NOTE: Ongoing maintenance of site-plan landscaping is enforceable by the City, but the W&OD plantings can be noted as off-site – the City will not be involved after the refund of the New Landscaping bond.
27. The trees and shrubs listed for the 10' area between the carport and the board fence are all fairly short. They would provide a dense screen if the board fence were not there. However, there may not be enough light penetration for plants to survive in an area enclosed on both long sides by the carport and the fence; some taller trees may be more appropriate, to make use of the sunlight above the fence.
28. The site plan calls for 10 red oaks. Since the red oaks along West Broad Street are suffering heavily from bacterial leaf scorch, please choose instead a tree that is not in the red oak group. (The pin oaks may be susceptible as well.)
29. I appreciate the use of mainly native species on the plan. Where appropriate, I would like to see the balance between Japanese Cryptomeria trees and native red cedar trees shifted more toward the red cedar.

Fire Marshal

Tom Polera, Chief Fire Marshal, 703-248-5058

1. The road access of the 18 foot width needs to occur prior to the construction of any structure. While the pavers may or may not be installed the clearing of 18 feet is needed for the construction phase.
2. In addition to the road access, coordination must take place by the developer with Fairfax County Water regarding the installation of the water main line supplying the new hydrant for this project. Documentation on this needs to be supplied by the Developer to the Dept. of Public Works, the Building and Fire Officials.

Fairfax Water

Ross Stilling, P.E., Chief, Site Plan Review, 703-289-6385

1. See comments on attached enclosures dated September 28, 2017 (Enclosure 4).

NOVA Parks

Mike Depue, Land Manager, 703-359-4615

1. See memo dated September 29, 2017 for comments and further details (Enclosure 5).
2. *Railroad Avenue Cul-De-Sac*: Per discussions with the applicant during the Special Exception phase of the project, the applicant is to remove much of the Railroad Ave. cul-de-sac (that which is not needed for emergency vehicle turn-around) and replace it with top soil and grass. Sheet C-0302, Demolition Plan, does not depict the removal of the majority of the asphalt cul-de-sac. Please modify the Demolition Plan to show removal of the excess asphalt.
Sheet C-0401, Layout Plan, shows the remaining cul-de-sac area which is to be resurfaced with grasspave, directly abutting the surface of the trail. The applicants should assess the feasibility of leaving a two foot strip of grass between the cul de sac surface and the trail surface while leaving adequate turn around area for emergency vehicles.
3. *Electric Service to Maintenance Shed*: Sheet C-0302, Demolition Plan, shows the existing electric power line to the W&OD Trail maintenance shed (located on park land) as being removed. Being necessary to the functioning of the maintenance shed, the applicant should show the replacement of this powerline on the appropriate plan sheet. Per NOVA Parks policy, all new utility lines on park land must be underground.
4. *Waterline Connection*: Sheet C-0401, Layout Plan, depicts a waterline from the applicant's property connecting to a waterline that lies on park land. The applicant should clarify if it is indeed proposing to install a new waterline that partially crosses parkland. If this is the case, this new utility will need to be addressed by a license or permit issued by NOVA Parks.
5. *Landscaping*: Sheet C-1201, Tree Inventory and Preservation Plan, contains a note that states that replacement and relocation of trees will be coordinated with NVPR. NOVA Parks acknowledges the note and concurs but would like to take this opportunity to stress the importance of limiting the impacts to existing vegetation at every opportunity and that replacement of vegetation in a manner that provides screening is a key factor in NOVA Parks willingness to allow the installation of the grasspave shoulder.
6. *Off Site Improvements*: Voluntary Concession 6A states that the applicant will make off-site improvements to the W&OD Trail Park to include bike racks, landscaping, benches, etc. The applicant should propose those improvements in the next iteration of the site plan so that NOVA Parks may review and comment.

-----End of Staff Comments-----

If you would like to meet with staff after reviewing these comments, please let me know. When re-submitting, please provide a CD with the re-submission along with an annotated response to the comments provided in this letter.

Your site plan and consolidation applications are scheduled for an Architectural Advisory Board meeting on October 4, 2017, and a Tree Commission meeting on October 18, 2017. It is anticipated that these applications will go to the Planning Commission for action in November 2017.

If you have any questions, please feel free to call me at 703-248-5106 or the respective staff listed for specific technical questions.

Sincerely,



Carly Aubrey, AICP
Senior Planner

Cc: Jim Snyder, Planning Director/DDS
Gary Fuller, Principal Planner/DDS
Antonette Isherwood, WLP, Inc.

Enclosures:

1. Memo from Planner, Kerri Oddenino, dated October 2, 2017
2. Memo from Zoning Administrator, John Boyle, dated October 3, 2017
3. Memo from Department of Public Works, dated October 4, 2017
4. Comments from Fairfax Water, dated September 27, 2017
5. Comments from NOVA Parks, dated September 29, 2017



CITY OF FALLS CHURCH

DATE: October 2, 2017

TO: Carly Aubrey, AICP, Senior Planner

FROM: Kerri Oddenino, Planner

CC: Paul Stoddard, AICP, Deputy Planning Director
Jason Widstrom, P.E., Principal Engineer
Jeffrey Sikes, Transportation Planner

SUBJECT: Railroad Cottages Site Plan, Transportation Planning Review

Please find below my transportation comments and recommendations regarding the proposed redevelopment project at Railroad Avenue, titled "Railroad Cottages". These comments and recommendations respond to the following documents received September 2017:

1. Res. (2017-29)(TR17-15) Railroad Avenue Cottage Housing Special Exception
2. Architectural Elevations
3. Site Plan
4. Voluntary Concessions
5. Transportation Demand Management Program

Policy Guidance

These comments are motivated by the following policy guidance.

Comprehensive Plan

- Mobility for all Modes, Chapter 7
 - Increase pedestrian safety and accessibility in both the commercial and residential areas of the City.
 - To the extent possible, meet increased travel demand within, from, and through the City via non-automobile modes.

W&OD Park Master Plan

- "An existing storage shed and seating area provides an opportunity to create a Western Gateway into the City. The shed's architecture follows the design styling of former train stations along the W&OD Railroad. The addition of special paving to mimic railroad tracks and public art

depicting trains from the railroad era add interest to the area and help connect the Park to its history” (page 8).

Comments Requiring a Response

- Bicycle Storage: Bicycle parking spaces are provided behind the common house. Please confirm that each bicycle locker will provide adequate space for two standard size bicycles, and that a total of four bicycle storage spaces will be provided.
- Lighting: The location of bollard lighting is identified on the plan sheets. Please confirm that the lighting provided will provide enough light for residents to safely navigate the walkway at night.
- On-site Transportation Coordinator: The Association Vice President will serve as Transportation Coordinator. Add to responsibilities, a meeting with City Staff 2-4 times per year to review TDM information, including community and resident information packets.
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Comments Provided for Reference

- Pedestrian Facilities: An ADA-accessible variable width walkway is provided. The walkway is a minimum of six feet in width. This feature should be maintained to ensure sufficient access.
- Transportation Demand Management: The owner will implement the TDM plan, which is Exhibit B to the Voluntary Concessions. This feature should be maintained.
- Park Authority Coordination: The Owner will coordinate with the Northern Virginia Park Authority and provide off-site improvements to the Western Gateway of the W&OD. This feature should be maintained to help implement the City’s W&OD Master Plan.
- Information kiosk in the community house: An information kiosk in the community house with information on transit options, bike routes and walking routes; as well as contact information for Commuter Connections will be provided. Links to relevant resources will be provided on the Community’s website. This element will inform residents of their transportation options and should be maintained.
- Unbundled parking: Parking spaces will not be sold with individual units. Parking hang tags will be issued by the condo board and monitored by all residents. This element will help ensure that parking is used efficiently and should be maintained.
- Shared Bicycles: Four shared bicycles will be available. These bicycles will be stored in the bike lockers. These bicycles will reduce reliance on automobiles and should be maintained.
- Annual Survey: An annual survey on transportation will be conducted. This feature should be maintained to monitor the effectiveness of the Transportation Demand Management Plan.



CITY OF FALLS CHURCH

MEMORANDUM

DATE: October 3, 2017
TO: Carly Aubrey, Senior Planner
FROM: John C. Boyle, Zoning Administrator
SUBJECT: Railroad Avenue Cottages Site Plan

The following will serve as my review of the Railroad Avenue Cottages Site Plan application, MUNIS #20170220.

Comments—

1. As detailed in previous staff evaluations of this application, the proposed development complies with the ordinance and I see no zoning issues that require correction.



CITY OF FALLS CHURCH

DATE: October 4, 2017

TO: Carly Aubrey – Principal Planner

FROM: Jason Widstrom – Civil Engineer, DPW

SUBJECT: Railroad Cottages – Site Plan Review
MUNIS # 2017-0220
Submittal #1

The Department of Public Works has reviewed the Site Plan submitted for Railroad Cottages, sealed September 12, 2017. The following comments must be addressed prior to final approval:

General

1. Please provide a letter of permission for all off-site land disturbance.
2. If temporary construction easements will be required on adjacent properties. Provide evidence these have been secured or explain the developer's strategy.
3. Will the light pole in the vegetated island at the end of the road be relocated?
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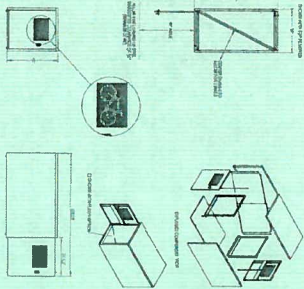
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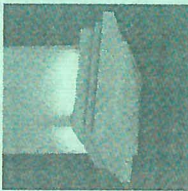


BIKE LOCKER

CONTRACTOR TO COMPLY SPECIFICATION WITH ARCHITECT/OWNER PRIOR TO PURCHASE


**FOR BOLLARD LIGHTING
(OR SIMILAR)**

CONTRACTOR TO COMPLETE SPECIFICATION WITH ARCHITECT/OWNER PRIOR TO PURCHASE.



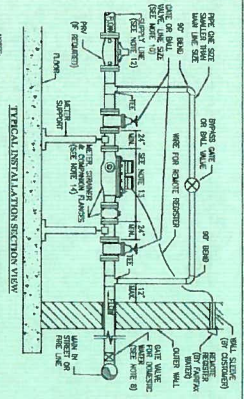
STYLES & LIGHTING


10015 • *Water - Cool Light Condenser Pump (common by Vapco)*
1 kg/100g

	FAIRFAX WATER STANDARD DETAILS	SCALE 1/2" = 1'-0"
	INTERIOR METER INSTALLATION WITH BY-PASS 3" AND LARGER COMPOUND METERS	DRAWING NO. 11
DATE: 7/12		

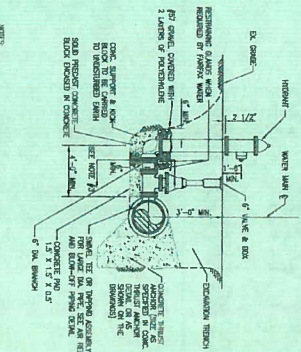
Waters' standard details include 2017A details and are

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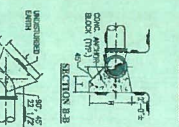
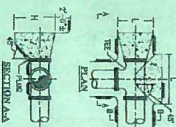



	FAIRFAX WATER STANDARD DETAILS	SOFT TO SOUL
	STANDARD HYDRANT INSTALLATION	DRAWING NO. 30
DATE: 1/12		

1. IF SIGNAL TIE IS NOT USED, VALUE MUST BE RETURNED TO TEE WITH RETURNING GROUND FOR CONTINUATION.
2. HIGHWAYS SHALL BE MARKED AS FOLLOWS:
a. HIGHWAY - DASHES AND CROSS CURBS, RED PAINT / 60134684
3. INTERSECTION - DASHES AND CROSS CURBS, RED PAINT / 60134687
4. FOR HOV3+ LOCATIONS, RETURN TO FACE OF CURB, SEE PARKWAY COUNTY PUBLIC FACILITIES MANUAL.

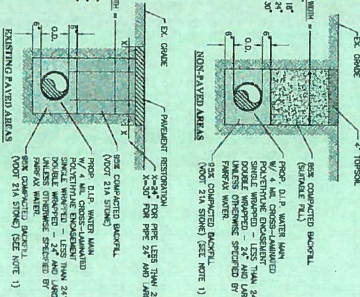



Pipe Size	Degree of Bend (°)	Welding Pressure (¹)
6	90	3.0 2.0 1.25
	45	2.0 1.5 1.0
	22.5	1.5 1.0 0.75
8	90	4.0 2.5 1.75
	45	2.5 2.0 1.0
	22.5	2.0 1.5 1.0
12	90	5.5 4.0 2.75
	45	4.0 3.0 2.0
	22.5	3.5 2.5 2.0
16	90	7.5 5.0 3.25
	45	5.0 3.5 2.0
	22.5	4.0 3.0 2.0
20	90	9.5 6.5 4.25
	45	7.5 5.0 3.0
	22.5	6.0 4.0 2.5
24	90	11.5 8.5 5.25
	45	9.0 6.5 3.5
	22.5	8.0 4.0 2.0



	PAIRAX WATER STANDARD DETAILS	SCALE NOT TO SCALE
	CONCRETE THRUST ANCHORS	DRAWING NO. 23
DATE: 7/12	W:\dwg\civil\water\standard details\231712\PAIRAX STD.dwg	

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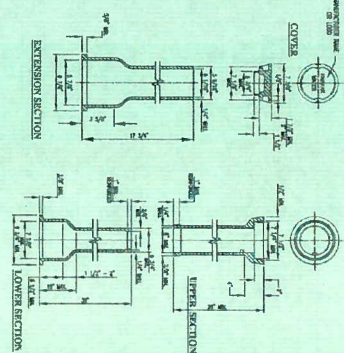



	<p>FALPAK WATER STANDARD DETAILS</p>	<p>SCALE NOT TO SCALE</p>
	<p>FRANCH - DUCTILE IRON PIPE</p>	<p>ORDER NO 12</p>

1. FOOT OR 5" STONE SHALL BE USED AT CROSSINGS OR IN AREAS WHERE TROUGH CANNOT BE OPENED.
2. ALL PERMANENT REVISIONS AND COMPLETED BACKFILL WITHIN VORR ROW SHALL ADHERE TO ALL APPLICABLE VORR SPECIFICATIONS.
3. RESTRICTED AREA POET SHALL BE IDENTIFIED.
4. ALL WATER MAIN INSTALLATION IN AREAS WITH PROPOSED FLOODING SHALL ADVISE TO APPROPRIATE DEVELOPMENT PLAN.

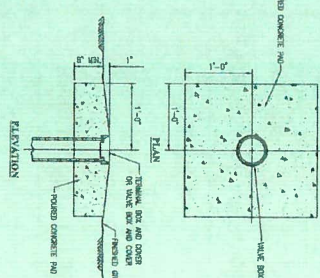
	FAIRPAX WATER STANDARD DETAILS	SOUL KID TO SOUL
	VALVE BOX	DRAINING INT. 27
DATE: 1/17		

1. THE UNLACKEYED IDENTIFICATION AND COUNTRY OF ORIGIN (IF OTHER THAN U.S.) SHALL BE CAST INTO ALL PARTS.
2. GATED PORTS ARE NOT TO BE INSTALLED AT VALVES UNLESS INDICATED ON DRAWINGS OR AS SPECIFIED BY FABRICATOR.
3. VALVE BODY MATERIAL MEET SPECIFICATIONS CONTAINED IN FABRICATOR'S APPROVED PRODUCTS LIST.



	FAIRFAX WATER STANDARD DETAILS	SCALE NOT TO SCALE
	VALVE BOX CONCRETE PAID	DRAWING NO. 28
DATE: 7/15	Designer: Jennifer Heston/Designer: Michael Votaw/PAID	

1. CONCRETE PADS FOR WATER MAIN VALVE AND TIE-IN, BOX ARE TO BE INSTALLED USING REQUIREMENTS FOR CLASS 2 CONCRETE (2000 PSI).
2. VALVE BOX CONCRETE PAD TO BE INSTALLED ON ALL VALVES IN NON-PAVED AREAS OR AS DIRECTED BY TOWN ENGINEER.
3. GROUND POTS ARE NOT TO BE INSTALLED AT VALVES UNLESS INDICATED ON DRAWINGS, OR AS SPECIFIED BY TOWN ENGINEER.



DETAILS

RAILROAD COTTAGES

CITY OF FALLS CHURCH, VIRGINIA

[illegible]

**WALTER L.
PHILLIPS**
INCORPORATED

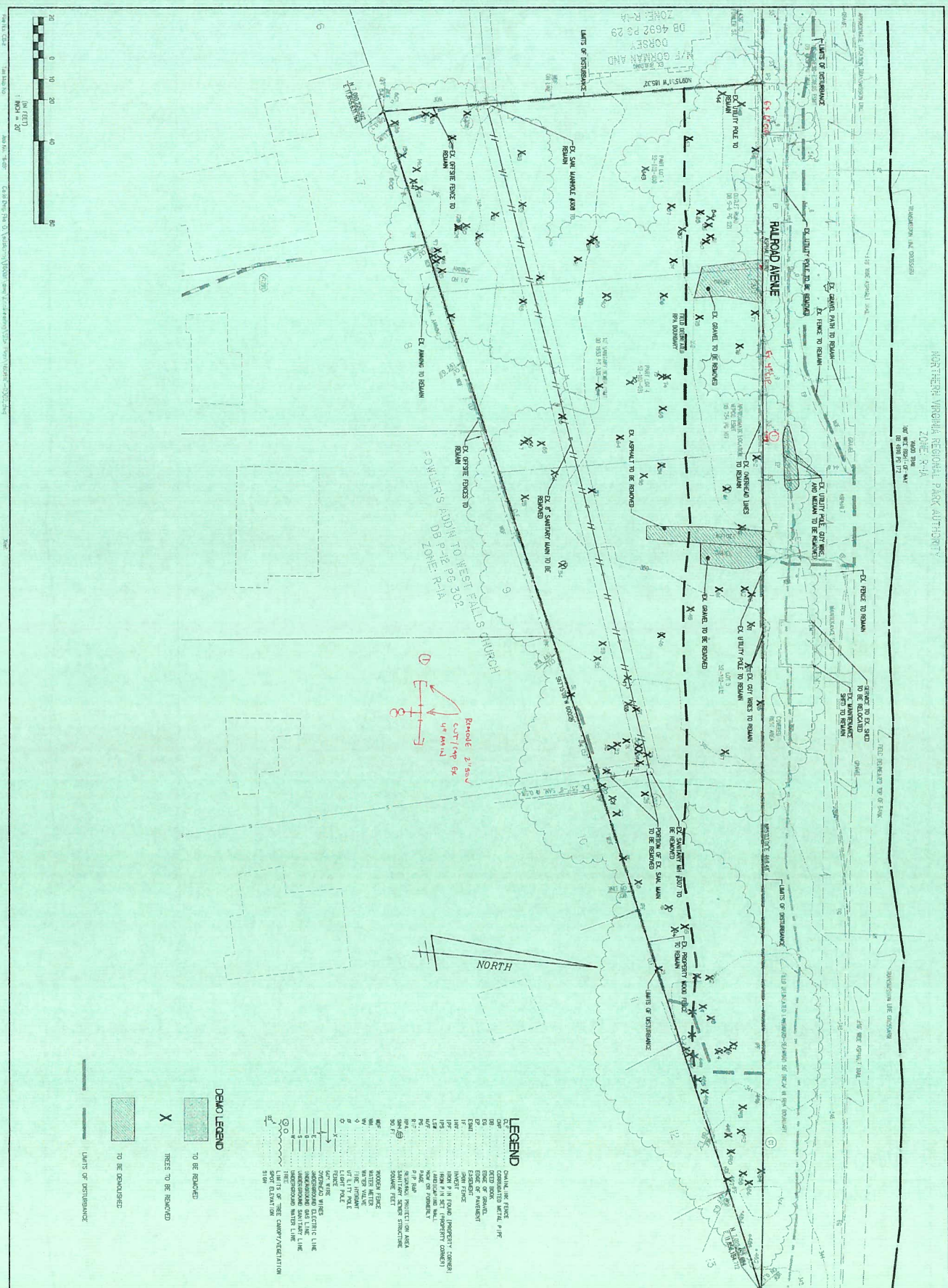


 Engineers • Surveyors • Planners
 Landscape Architects • Arborists
 207 PARK AVENUE


 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

NO. 1: ALL DETAILS PROVIDED ON THIS SHEET ARE CURRENT AT TIME OF SITE PLAN PREPARATION. CONTRACTOR IS RESPONSIBLE FOR USING CURRENT DETAILS AT TIME OF CONSTRUCTION.

See. 61484



DEMOLITION PLAN

RAILROAD COTTAGES

CITY OF FALLS CHURCH, VIRGINIA

NO	DESCRIPTION	DATE	REV BY	APPROVED	DATE
1	REVISION APPROVED BY				

WALTER L. PHILLIPS

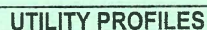
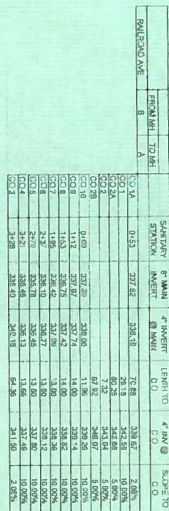
INCORPORATED

SCALE: 1" = 20'

DATE: 9/19/07

DRAWN: AL

CHECKED: KW

[illegible]

**WALTER L.
PHILLIPS**
INCORPORATED

SCALE: HOR 1" = 20'
VERT 1" = 5' DATE: 01/22/17


 Engineers • Surveyors • Planners
 Landscape Architects • Arborists
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22048
 (703) 532-6163 Fax (703) 533-1301
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SHEET: C-0901



NOVA P A R K S

Northern Virginia Regional Park Authority

5400 Ox Road, Fairfax Station, VA 22039 | 703-352-5900 | Fax: 703-273-0905 | www.novaparks.com

September 29, 2017

Ms. Carly Aubry
Senior Planner
Planning Division, Development Services
300 West Park Avenue
Suite 300 West
Falls Church, VA 22046

RE: Railroad Cottages, Site Plan - 1st Submission

Ms. Aubry,

We have reviewed the plans dated September 12, 2017, for the above referenced application and offer the following comments.

Application Summary

Railroad LLC. is seeking Site Plan from the City of Falls Church to permit the development of 10 age restricted single family detached residential units, a common house and parking on 1.25 acres located on Railroad Avenue in Falls Church. The sole ingress/egress to the site is the 12' wide Railroad Avenue, which lies entirely within the boundaries of the W&OD Railroad Regional Park. The applicant is proposing to widen Railroad Avenue and modify its cul-de-sac in order to accommodate emergency vehicles. Additionally, the applicant has also made the voluntary concession of improving the maintenance shed/rest area that lies on park land immediately to the east of terminus of Railroad Avenue.

Background

The Northern Virginia Regional Park Authority owns and operates the Washington & Old Dominion Railroad Regional Park (W&OD Trail) adjacent to the north side of the subject property. This 45-mile long, 100-foot wide, linear park property traverses Northern Virginia between Shirlington in Arlington County and Purcellville in Loudoun County. The park features paved and unpaved multi-use trails, interpretive exhibits, wayside areas, and parking for trail users. The W&OD Trail hosts an estimated two million visitors a year and was designated a National Recreation Trail in 1987 by the U.S. Department of Interior. The W&OD Railroad features make the park eligible for listing on the National Register of Historic Places.

Impacts, Recommendations and Requirements

Railroad Avenue Cul-De-Sac

Per discussions with the applicant during the Special Exception phase of the project, the applicant is to remove much of the Railroad Ave. cul-de-sac (that which is not needed for emergency vehicle turn-

City of Alexandria

Sean Kumar
Scott Price

Arlington County

Paul Ferguson
Michael A. Nardolilli

Fairfax County

Stella Koch
Robert Shenk

City of Fairfax

Brian D. Knapp
Arthur F. Little

City of Falls Church

Paul Baldino
Jeffrey Tarbert

Loudoun County

Cate Magennis Wyatt
Daniel Kaseman

around) and replace it with top soil and grass. Sheet C-0302, Demolition Plan, does not depict the removal of the majority of the asphalt cul-de-sac. Please modify the Demolition Plan to show removal of the excess asphalt.

Sheet C-0401, Layout Plan, shows the remaining cul-de-sac area which is to be resurfaced with grasspave, directly abutting the surface of the trail. The applicants should assess the feasibility of leaving a two foot strip of grass between the cul de sac surface and the trail surface while leaving adequate turn around area for emergency vehicles.

Electric Service to Maintenance Shed

Sheet C-0302, Demolition Plan, shows the existing electric power line to the W&OD Trail maintenance shed (located on park land) as being removed. Being necessary to the functioning of the maintenance shed, the applicant should show the replacement of this powerline on the appropriate plan sheet. Per NOVA Parks policy, all new utility lines on park land must be underground.

Waterline Connection

Sheet C-0401, Layout Plan, depicts a waterline from the applicant's property connecting to a waterline that lies on park land. The applicant should clarify if it is indeed proposing to install a new waterline that partially crosses parkland. If this is the case, this new utility will need to be addressed by a license or permit issued by NOVA Parks.

Landscaping

Sheet C-1201, Tree Inventory and Preservation Plan, contains a note that states that replacement and relocation of trees will be coordinated with NVPRA. NOVA Parks acknowledges the note and concurs but would like to take this opportunity to stress the importance of limiting the impacts to existing vegetation at every opportunity and that replacement of vegetation in a manner that provides screening is a key factor in NOVA Parks willingness to allow the installation of the grasspave shoulder.

Off Site Improvements

Voluntary Concession 6A states that the applicant will make off site improvements to the W&OD Trail Park to include bike racks, landscaping, benches, etc. The applicant should propose those improvements in the next iteration of the site plan so that NOVA Parks may review and comment.

Thank you for the opportunity to comment. Please contact me at 703-359-4615 or at mdepue@nvrpa.org if you have any questions or concerns.

Sincerely,



Michael DePue
Land Manager